

1123 Partners
c/o Dick Clark Architecture
207 West Fourth Street
Austin, Texas 78701
(512) 472-4980

January 20, 2012

City of Austin – Neighborhood Housing & Community Development
Attn: Sandra Harkins
1000 E. 11th street – suite 200
Austin Texas, 78702

Re: Modification to Urban Renewal Plan for 1123 E. 11th street

We own the property at 1123 E 11th street and are under construction on a 3 story live-work project with retail along the first floor and two floors of multi-family above. It's a very small scale project with about 1700 s.f. of first floor retail and 4 apartments currently permitted. Additionally, we have a two-car garage and additional parking on the rear of the property. The property itself is only 100x70 ft, about a typical residential lot size in this part of East Austin.

1123 E. 11th street is currently zoned CS-1-NCCD-NP although the East 11th & 12th streets Urban Renewal Plan currently restricts its FAR to .7 instead of the 2.0 that would be allowed by zoning. We've been under construction very slowly for several years because of financing issues we are dealing with, but are committed to our project and the neighborhood despite our slow schedule. We would like to add an additional garage apartment unit above the two-car garage currently under construction but require an increase in the maximum FAR allowable under the Urban Renewal Plan. Garage apartments are promoted in the neighborhood plan for this area and our garage apartment will be with-in compatibility and less than 30' tall.

We would like to respectfully request to increase the FAR in the Urban Renewal Plan from .70 to 1.0 for 1123 E. 11th street. This is half the FAR of the base zoning.

We have spoken to representatives of several neighborhood associations regarding this revision to the Urban Renewal Plan and have received positive feedback. We have requested their approval and hope to have a vote from them in support of this request prior to going to Planning Commission and City Council.

Sincerely,
Mark Vornberg, Jeff Krolicki and Dick Clark